

**ACTION MINUTES**

**TEMECULA PLANNING COMMISSION  
REGULAR MEETING  
COUNCIL CHAMBERS  
41000 MAIN STREET  
TEMECULA, CALIFORNIA  
APRIL 2, 2025 - 6:00 PM**

**CALL TO ORDER at 6:00 PM: Chair Lanae Turley-Trejo**

**FLAG SALUTE: Commissioner Bob Hagel**

**ROLL CALL: Hagel, Solis, Turley-Trejo, Watson, Watts**

**PUBLIC COMMENT- None**

**CONSENT CALENDAR**

Unless otherwise indicated below, the following pertains to all items on the Consent Calendar.

Approved the Staff Recommendation (5-0): Motion by Hagel, Second by Watts. The vote reflected unanimous approval.

**1. Minutes**

Recommendation: Approve the action minutes of March 19, 2025

**2. Director's Hearing Summary Report**

Recommendation: Receive and File Director's Hearing Summary Report

**PUBLIC HEARING**

**3. Planning Application Nos. PA23-0467, a Conditional Use Permit for a Type 47 ABC License, a Modification to a Development Plan (PA23-0499), and a Certificate of Historical Appropriateness (PA23-0500) for exterior and interior modifications to an existing historic building (First National Bank Building) including exterior paint color changes. The project is located at 28645 Old Town Front Street, Scott Cooper**

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2025-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING (1) PLANNING APPLICATION NO. PA23-0467, A CONDITIONAL USE PERMIT FOR A TYPE 47 ABC LICENSE, (2) PA23-0499 A MODIFICATION TO A DEVELOPMENT

PLAN, AND (3) PA23-0500 A CERTIFICATE OF HISTORICAL APPROPRIATENESS FOR EXTERIOR AND INTERIOR MODIFICATIONS TO AN EXISTING HISTORIC BUILDING (FIRST NATIONAL BANK BUILDING) INCLUDING EXTERIOR PAINT COLOR CHANGES. THE PROJECT IS LOCATED AT 28645 OLD TOWN FRONT STREET, AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (APN 922-036-011)

Approved the Staff Recommendation approving the three applications with a change to the plans so that the area labeled “private lounge” must be relabeled as “dining area”, The Planning Commission also recommended that when the signage comes back for approval by the City, it should be consistent with the historic character of the area. (5-0): Motion by Hagel, Second by Watts. The vote reflected unanimous approval.

**COMMISSIONER REPORTS**

**COMMISSION SUBCOMMITTEE REPORTS**

**COMMUNITY DEVELOPMENT DIRECTOR REPORT**

**PUBLIC WORKS DIRECTOR REPORT**

**ADJOURNMENT**

At 6.59 PM, the Planning Commission meeting was formally adjourned to Wednesday, April 16, 2025, at 6:00 PM, City Council Chambers, 41000 Main Street, Temecula, California.

---

Lanae Turley-Trejo, Chair

---

Matt Peters, Director of Community Development